099.0	0001	0005.F	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,300 /	725,300
					USE VALUE:	725,300 /	725,300
					ASSESSED:	725,300 /	725,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
248		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHONEY PAUL F/TRUSTEE	
Owner 2:	248 RIDGE STREET TRUST	
Owner 3:		
Street 1:	248 RIDGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,222 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Wood Shingle Exterior and 1908 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7222.000	279,600		445,700	725,300
Total Card	0.166	279,600		445,700	725,300
Total Parcel	0.166	279,600		445,700	725,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.14 | /Parcel: 380.1

Legal Description

User Acct

64263

GIS Ref

GIS Ref

Insp Date

10/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 099.0-0001-0005.F

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,600	0	7,222.	445,700	725,300	725,300	Year End Roll	12/18/2019
2019	101	FV	239,600	0	7,222.	445,700	685,300	685,300	Year End Roll	1/3/2019
2018	101	FV	239,600	0	7,222.	382,000	621,600	621,600	Year End Roll	12/20/2017
2017	101	FV	239,600	0	7,222.	356,500	596,100	596,100	Year End Roll	1/3/2017
2016	101	FV	239,600	0	7,222.	305,600	545,200	545,200	Year End	1/4/2016
2015	101	FV	239,700	0	7,222.	273,800	513,500	513,500	Year End Roll	12/11/2014
2014	101	FV	239,700	0	7,222.	253,400	493,100	493,100	Year End Roll	12/16/2013
2013	101	FV	239,700	0	7,222.	241,600	481,300	481,300		12/13/2012

!8003!

PRINT

Date	Time
12/10/20	22:35:47

LAST REV

Date	Time
09/03/19	10:52:10
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8003

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY PAUL/MA	29810-160		2/1/1999	Convenience	1	No	No		Paul F Mahoney dod 8/1/2011

USER DEFINED

Prior Id # 1:	64263
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	494	Insulate	3,520	C				
4/11/2019	496	Re-Roof	8,950	C				
6/8/2002	434	Addition	40,000	C		G4	GR FY04	1 ST ADD 17X7-REMO
10/11/1995	579	Redo Bat	7,000					REMODEL BATHROOM
10/11/1994	538	Re-Roof	3,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
3/18/2009	Meas/Inspect	189	PATRIOT
10/19/1999	Meas/Inspect	256	PATRIOT
7/25/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7222		Sq. Ft.	Site		0	70.	0.88	4									445,664						445,700	

Total AC/HA: 0.16579 | Total SF/SM: 7222 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 445,664 | Spl Credit | Total: 445,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	101670
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343528
Depreciation:	63896
Depreciated Total:	279632

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	1995
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

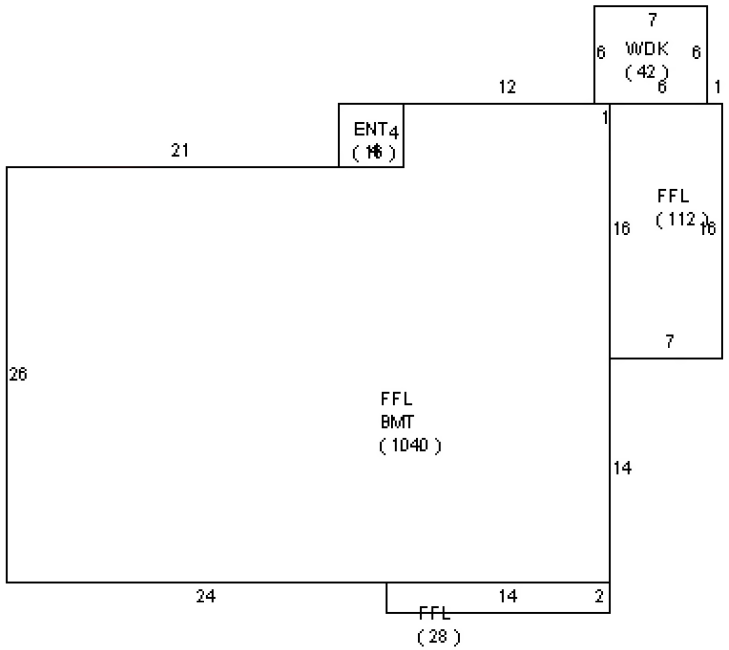
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.06
Special Features:	0	Val/Su Net:	122.74
Final Total:	279600	Val/Su SzAd	236.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,180	128.240	151,320
BMT	Basement	1,040	55.980	58,215
WDK	Deck	42	16.000	672
ENT	ENTRY	16	26.400	422

Net Sketched Area:	2,278			Total:	210,629
Size Ad	1180	Gross Are	2278	FinArea	1908

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

099.0-0001-0005.F

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	